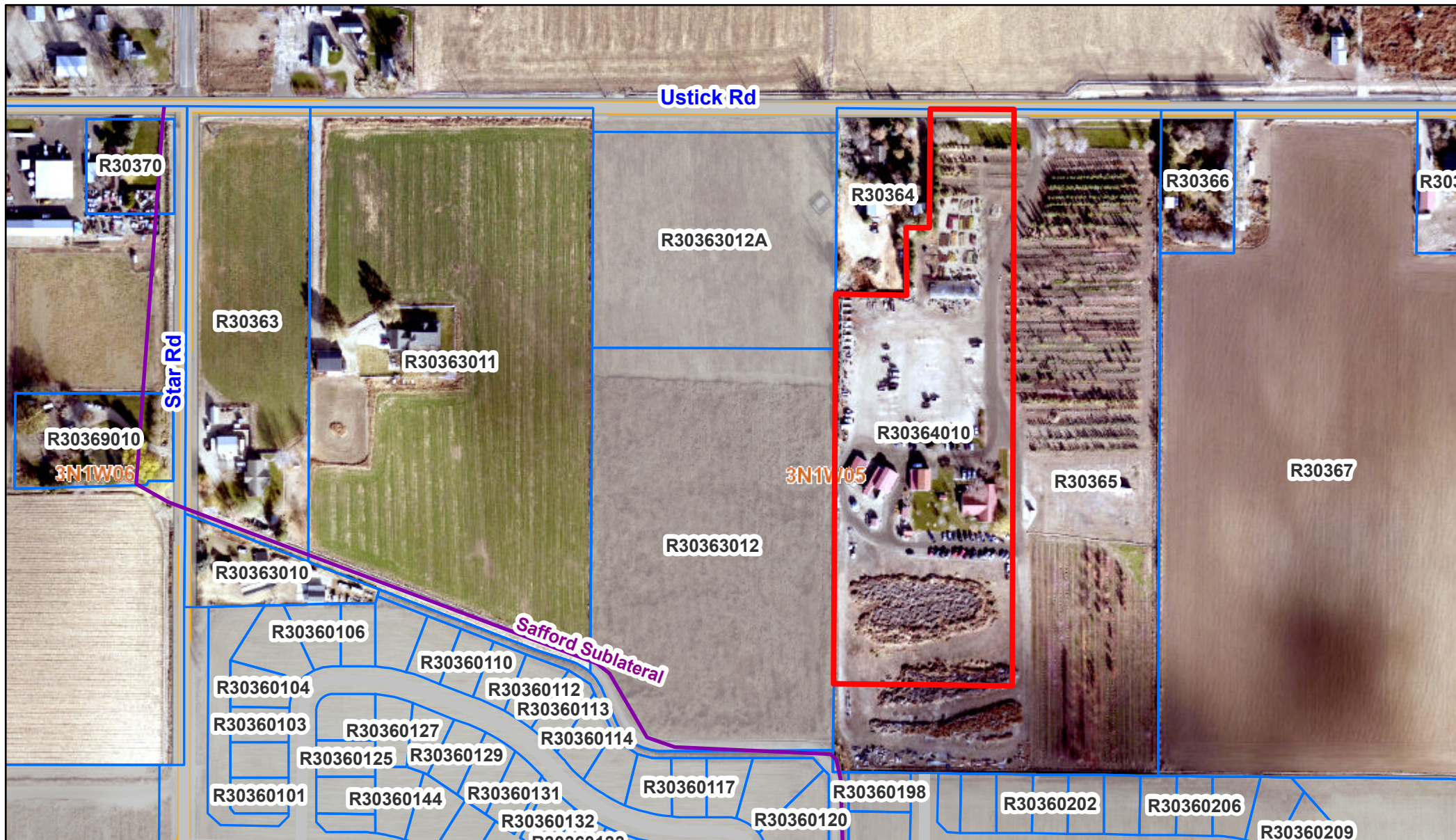
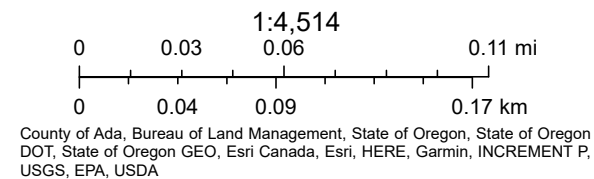


Canyon County, ID Web Map



2/16/2023, 8:30:02 AM

- | | | |
|--|--|---|
| Parcel Number Search_Query result | Roads | Sections |
| Hydro_NHDFlowline | County Boundary | Canyon County Imagery_2019 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: The Jody and Petra Hurst Family Trust
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: [Signature] Date: 02/10/22</p>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: JAY A. GIBBONS
	COMPANY NAME: South Beck & Baird
	MAILING ADDRESS: 2002 S VISTA AVENUE BOISE ID 83705
	PHONE: OFFICE 208.342.2999 EMAIL: gibbons@sbbgo.com
SITE INFO	STREET ADDRESS: 4663 Ustick Road
	PARCEL #: R3036401000 LOT SIZE/AREA: 8.25
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 5 TOWNSHIP: 3N RANGE: 1W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): NO
HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER
CASE NUMBER: CU 2022-0040 DATE RECEIVED: 8/18/2022	
RECEIVED BY: SH APPLICATION FEE: \$950.00 @ MO CC CASH	



August 17, 2022

Canyon County
Development Services
111 N. 11th Ave, Suite 310
Nampa, Idaho 83605

Staff and Commissioners,

South Beck & Baird is pleased to submit this letter of intent in support of the accompanying Conditional Use Permit application on behalf of Jody and Petra Hurst Family Trust. The purpose of the application is to codify the past & current use of assessor's parcel #R3036401000, addressed at 4663 Ustick Road, Nampa, Idaho.

The use being, a Contractor's shop/nursery. Sterling Landscape Company has been located on this property since at least 2014. It previously owned additional adjacent properties for the purpose of growing tree stock. Historically, Sterling Landscape Company has operated on the subject property and adjacent land holdings have supported a multi-faceted operation, a landscape contracting business as well as a wholesale landscape plant material growing operation enabling it to qualify as a wholesale nursery under the current county zoning. As ownership of the company has evolved, it is inherent that the business practices change with it. The new owner of Sterling Landscape Company wishes to operate as a stand-alone from the greater land holdings and as such, the county has expressed a desire to codify the business as a Contractor' shop/nursery encompassing the existing buildings and facilities on the subject property. The comprehensive plan land use designation is agricultural. A landscape contractor/nursery business is consistent with the current designation.

The attached site plan illustrates that the Sterling Landscape Company will be able to operate entirely within the bounds of the subject property to include an office headquarter building and several out - building shops, material storage areas and landscape material storage yard. The existing access is on Ustick Road and provides legal access to the business. All necessary utilities, sewage treatment and similar are encompassed within the subject property via domestic well, septic system, etc. The property is within Nampa's area of city impact and as such, all emergency services are readily available.

We appreciate the opportunity to make application for development of the property and look forward to working with staff throughout the process. If you have any questions or need additional information while processing this application, please call or email. Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay A. Gibbons".

Jay A. Gibbons, PLA, ASLA

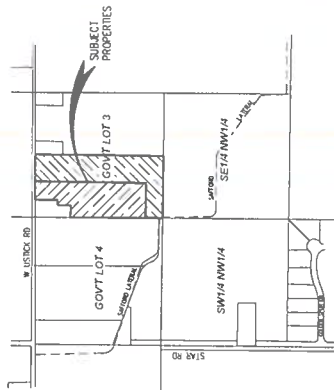
BEING A PORTION OF THE WEST 1/2 OF GOVERNMENT LOT 3, SECTION 5
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

BASIS OF BEARING
S89°7'58"E 2652.32'



SURVEY INDEX NO. 314-05-41-0000

VICINITY MAP
NOT TO SCALE



CERTIFICATE OF SURVEYOR

1. VINCENT BLOMMER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS RECORD WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.

VINCENT BLOMMER
PLS 13256

LandSolutions
Land Surveying and Consulting

231 E 5TH ST., STE A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-255 / fax
www.land-solutions.biz

DEATH R. 11 100 100 100 100

1324.13
50°50'19"N
C 1/4
●
CP&F
NO 9841212
PLS 6901

SURVEYOR'S NOTES

1. THE PURPOSE FOR THIS SURVEY IS TO SHOW THE RECONFIGURED BOUNDARY LINE DIVIDING THE TWO PARCELS. THE PRIMARY BOUNDARIES THAT ARE SHOWN ARE PERPETUATED FROM THE ORIGINAL SURVEY CONDUCTED IN 2019 EXCEPT FOR THE DIVIDING PARCEL LINES, WHICH ARE CHANGING AT THE REQUEST OF THE OWNER. NOTES 2 AND 3 ARE FROM THE 2019 SURVEY.

[illegible]

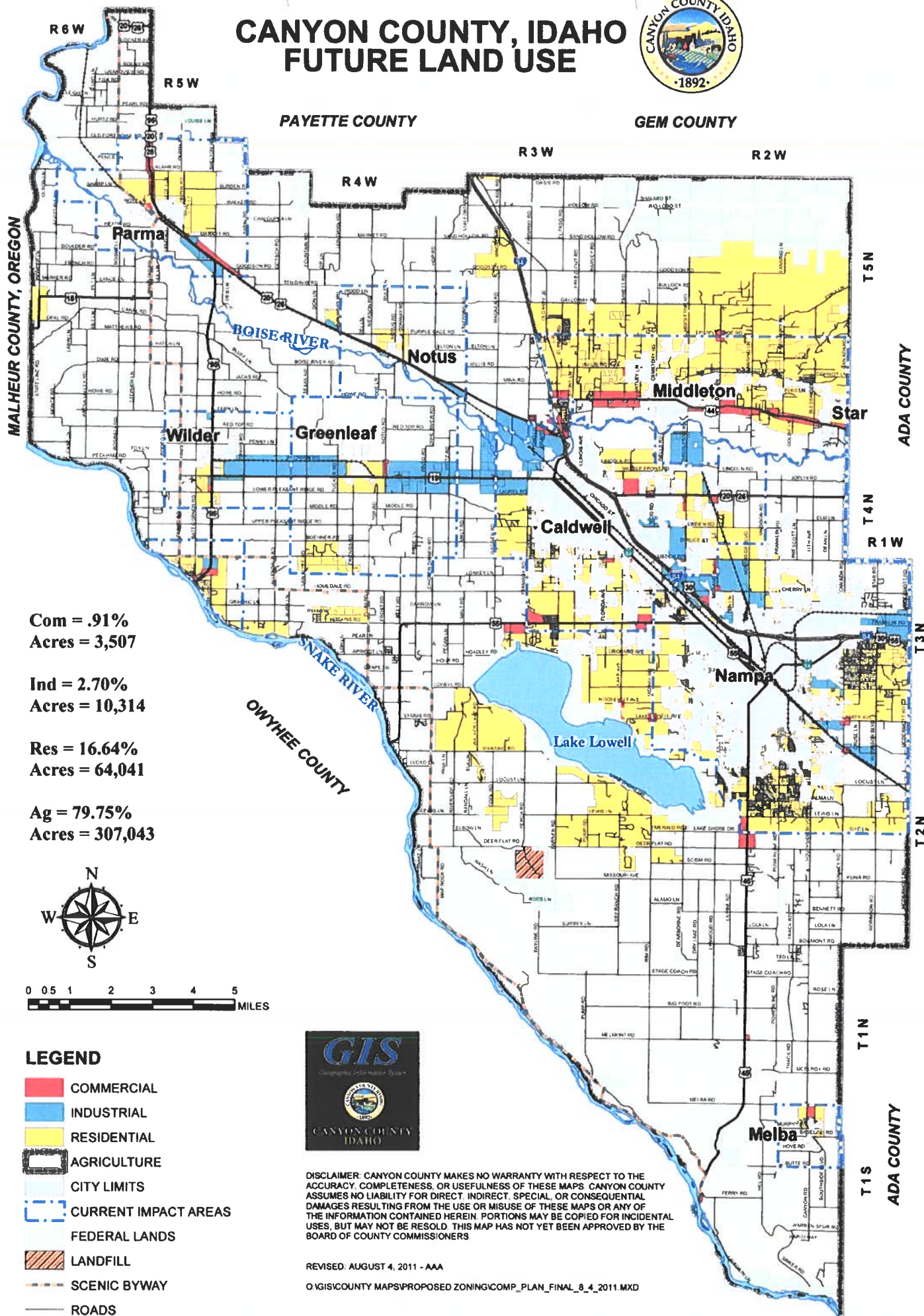
ADDITIONAL REFERENCES

INSTRUMENT NO 424593, INSTRUMENT NO 8708137,
INSTRUMENT NO 8708138, INSTRUMENT NO 8708140,
RECORD OF SURVEY INSTRUMENT NO 1998016095

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.87	S63°56'33"E
L2	18.40	S21°23'02"E
L3	9.10	S37°36'33"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	7.63	7.00	62.46	N52°36'47"W	7.26
C2	12.56	30.00	23.99	N9°23'15"W	12.47

CANYON COUNTY, IDAHO FUTURE LAND USE

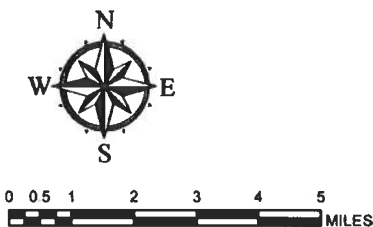


Com = .91%
Acres = 3,507

Ind = 2.70%
Acres = 10,314

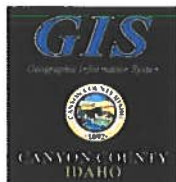
Res = 16.64%
Acres = 64,041

Ag = 79.75%
Acres = 307,043



LEGEND

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- AGRICULTURE
- CITY LIMITS
- CURRENT IMPACT AREAS
- FEDERAL LANDS
- LANDFILL
- SCENIC BYWAY
- ROADS



DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD. THIS MAP HAS NOT YET BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

REVISED: AUGUST 4, 2011 - AAA

O:\GIS\COUNTY MAPS\PROPOSED ZONING\COMP_PLAN_FINAL_8_4_2011.MXD

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☐ Pressurized ☒ Gravity

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Ditches

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor shop/nursery

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7am to 6pm
☒ Tuesday 7am to 6pm
☒ Wednesday 7am to 6pm
☒ Thursday 7am to 6pm
☒ Friday 7am to 6pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 45 ☐ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☒ Lighted ☐ Non-Lighted

Height: 4 ft Width: 5 ft. Height above ground: 8 ft

What type of sign: _____ Wall x Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 75

Is there is a loading or unloading area? Yes

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE § 07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)



Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

February 11, 2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting an application is to hold a 'neighborhood meeting' and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application is submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: February 22, 2022

Time: 6pm

Location: Sterling Landscape Offices, 4663 W. Ustick Rd., Meridian, ID 83646

Property Description: Assessor's Parcel R03036401000, 8.25 acres (PBA being processed) located in Township 3N Range 1W Section 05 within City of Nampa's area of city impact. Current use is Sterling Landscape Company's offices, shops and greenhouses. Landscape material storage, plant & tree stocks are on the property as well as parking for their vehicles.

The project is summarized below:

Site Location: 4663 W. Ustick Rd., Meridian, ID 83646

Proposed Acreage: 8.25

Total Acreage: 8.25

Proposed Use: Conditional Use Permit allowing a contractor shop/nursery on 8.25 acres located on the south side of Ustick Rd., approximately 1745 ft. east of the Star Rd/Ustick Rd intersection. Sterling Landscape Company has operated at this location for more than 16 years. The property is zoned AG in Canyon County and a contractor shop/nursery is an allowed use in this zone. As the surrounding area develops, it is important to secure a CUP to ensure the company's operations are not compromised by development or changes to the County Code.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. Please do not call Canyon County DSD regarding this meeting. This is a PRE-APPLICATION requirement as we have not submitted the application for consideration at this time. The County currently has no information on the project.

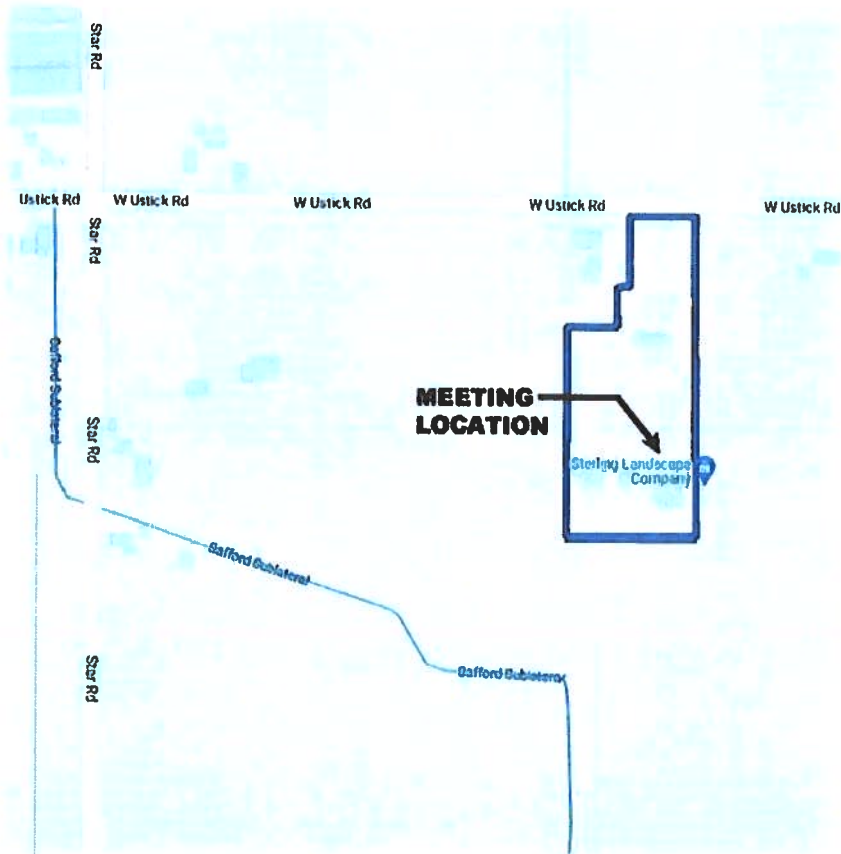


If you have questions about the development project, please contact:

Jay A. Gibbons
South Beck & Baird
2002 S. Vista Avenue
Boise, ID 83705
208-342-2999
gibbons@sbbgo.com

Sincerely,

Jay A. Gibbons, PLA, ASLA
South Beck and Baird Landscape Architecture
South Landscape Architecture P.C.
Db a: South, Beck and Baird Landscape Architecture



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: **4663 W USTICK ROAD**

Parcel Number: **R3036401000**

City: **NAMPA**

State: **IDAHO**

ZIP Code: **83687**

Notices Mailed Date: **2-11-2022**

Number of Acres: **8.25**

Current Zoning: **AG**

Description of the Request:

CONDITIONAL USE FOR CONTRACTOR SHOP/NURSERY

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: **JAY A. GIBBONS**

Company Name: **SOUTH BECK & BAIRD**

Current address: **2002 S. VISTA AVE.**

City: **BOISE**

State: **IDAHO**

ZIP Code: **83702**

Phone: **208-342-2999**

Cell: **208-869-0747**

Fax:

Email: **GIBBONS@SBBGO.COM**

MEETING INFORMATION

DATE OF MEETING: **2-22-2022**

MEETING LOCATION: **STERLING LANDSCAPE OFFICES - ON SITE**

MEETING START TIME: **6:00 PM**

MEETING END TIME: **6:45**

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. **Lavon Webb**

[Signature]

4663 Ustick Rd. Nampa

2. **Jay Gibbons**

[Signature]

4663 Ustick Rd. Nampa

3.

4.

5.

6.

7.

8.

9.

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

JAY A. GIBBONS

APPLICANT/REPRESENTATIVE (Signature):



DATE: 2 / 22 / 2022

R30360
TOLL WEST INC
3103 W SHERYL DR STE 100
MERIDIAN, ID 83642

R30363012A
WICKSTROM LLC
4121 GARRITY BLVD
NAMPA, ID 83687

R30363013
TOLL WEST INC
3103 W SHERYL DR STE 100
MERIDIAN, ID 83642

R30364010
STERLING REAL ESTATE LLC
4663 USTICK RD
NAMPA, ID 83687

R30367
SMITH GLENN F
4178 N TIPTON AVE
MERIDIAN, ID 83646

R30363011
BOHN MATTHEW RICHARD
4949 USTICK RD
NAMPA, ID 83687

R30364
CINDELL TODD D
4729 USTICK RD
NAMPA, ID 83687

R30365
STERLING REAL ESTATE LLC
4663 USTICK RD
NAMPA, ID 83687

R30366
SMITH MARC A
4605 USTICK RD
NAMPA, ID 83687

R30362
TOLL WEST INC
3103 W SHERYL DR STE 100
MERIDIAN, ID 83642

R30363012
JABR LLC
372 S EAGLE RD NO 155
EAGLE, ID 83616

R30368
LOVELACE MICHAEL
8166 E MCKENZRE ST
NAMPA, ID 83687-9199

S0432346720
IDAHO HOLDINGS LLC
7280 W USTICK RD
MERIDIAN, ID 83646

S0432346720
IDAHO HOLDINGS LLC
839 S BRIDGEWAY PL
EAGLE, ID 83616

S0432325500
OWYHEE HOLDINGS LLC
7870 W USTICK RD
MERIDIAN, ID 83646

S0432325500
OWYHEE HOLDINGS LLC
PO BOX 397
EAGLE, ID 83616-0362

799961 V44
ELECTRONICALLY RECORDED - DO NOT
RELY ON THE COUNTY STAMPED FIRST
AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2022-011682	
RECORDED	
03/03/2022 11:42 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=6 JWINSLOW	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, STERLING REAL ESTATE, LLC, an Idaho limited liability company, as the Grantor, does hereby grant, bargain, sell and convey unto JODY J. HURST and PETRA A. HURST, Trustees of THE JODY AND PETRA HURST FAMILY TRUST, as the Grantee, whose address is [REDACTED] the following described premises situate in Canyon County, Idaho, as set forth in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all and singular easements, licenses, permits, water rights, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property as well as law as in equity of the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee, and Grantee's heirs and assigns. EXCEPT those to which this conveyance is expressly made subject as set forth below and those made, suffered or done by the Grantee or Grantor's predecessors in title, easements of record or use, and except general taxes and assessments (including irrigation and utility assessments, if any) for the current year and covenants and matters of record.

Grantee is relying solely upon Grantee's inspections as to the condition of the Property. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the property, including, without limitation, the existence of hazardous waste, or the suitability of the property for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the property provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Property in an "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor.

Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof.

TECHNICAL RECORDING - DO NOT
RECORD THE COUNTY STAMPED FIRST
AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

799961 V44

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, STERLING REAL ESTATE, LLC, an Idaho limited liability company, as the Grantor, does hereby grant, bargain, sell and convey unto JODY J. HURST and PETRA A. HURST, Trustees of THE JODY AND PETRA HURST FAMILY TRUST, as the Grantee, whose address is [REDACTED] the following described premises situate in Canyon County, Idaho, as set forth in Exhibit "A" attached hereto and made a part hereof.

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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee, and Grantee's heirs and assigns. EXCEPT those to which this conveyance is expressly made subject as set forth below and those made, suffered or done by the Grantee or Grantor's predecessors in title, easements of record or use, and except general taxes and assessments (including irrigation and utility assessments, if any) for the current year and covenants and matters of record.

Grantee is relying solely upon Grantee's inspections as to the condition of the Property. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the property, including, without limitation, the existence of hazardous waste, or the suitability of the property for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the property provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Property in an "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.


Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor.

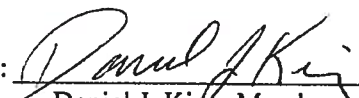
Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof.

IN WITNESS WHEREOF, the parties hereto have set their hands this 2nd day of March,
2022.

GRANTOR:

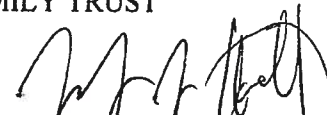
STERLING REAL ESTATE, LLC,
an Idaho limited liability company

By: 
Lavon C. Webb, Member

By: 
Daniel J. King, Member

GRANTEE:

THE JODY AND PETRA HURST
FAMILY TRUST

By: 
Jody J. Hurst, Trustee

By: 
Petra A. Hurst, Trustee

STATE OF IDAHO)

County of Canyon) ss.

On this 2nd day of March, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Lavon C. Webb, known or identified to me to be a Member of Sterling Real Estate, LLC, that he executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.



[Signature]

Notary Public for Idaho

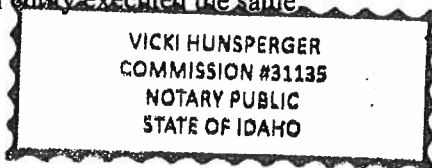
Residence: Caldwell, ID

Commission Expires: 12/21/2022

STATE OF IDAHO)

County of Canyon) ss.

On this 2nd day of March, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Daniel J. King, known or identified to me to be a Member of Sterling Real Estate, LLC, that he executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.



[Signature]

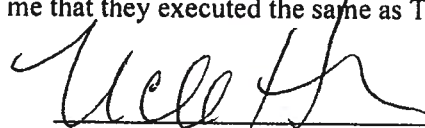
Notary Public for Idaho

Residence: Caldwell, ID

Commission Expires: 12/21/2022

STATE OF IDAHO)
County of Canyon) ss.

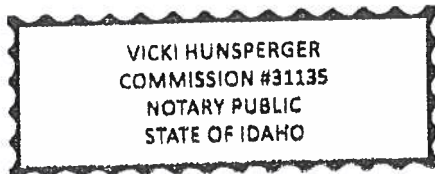
On this 2nd day of March, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Jody J. Hurst and Petra A. Hurst, Trustees of The Jody and Petra Hurst Family Trust, known or identified to me to be the persons whose name are subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same as Trustees.



Notary Public for Idaho

Residence: _____

Commission Expires: _____



RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 12-2-2022

EXHIBIT A

Parcel A:

A parcel being a portion of the W1/2 of Government Lot 3, in the NW1/4 of Section 5, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the NW corner of the NW1/4 of said section, from which a 5/8 inch iron pin monument marking the NE corner of said NW¼ bears S 89°17'58" E a distance of 2652.32 feet;

Thence S 89°17'58" E along the northerly boundary of said NW¼ a distance of 1326.16 feet to NW corner of said Lot 3 being a 5/8 inch iron pin;

Thence continuing along the northerly boundary of said Lot 3 S 89°17'58" E a distance of 190.89 feet to the POINT OF BEGINNING;

Thence continuing along said northerly boundary S 89°17'58" E a distance 171.06 feet to a point, being witnessed by a 5/8 inch diameter iron pin S 0°41'35" W a distance of 25.00 feet from said point;

Thence leaving said northerly boundary S 0°41'35" W a distance of 1172.29 feet to a 5/8 inch diameter iron pin;

Thence N 88°50'48" W a distance of 364.35 feet to a 5/8 inch iron pin on the westerly boundary of said Government Lot 3;

Thence N 0°48'37" E a distance of 792.46 feet along said westerly boundary to a 5/8 inch diameter iron pin marking the southwest corner of that parcel described in Instrument 2011009482, records of Canyon County, Idaho and shown on Record of Survey No. 1994032560 records of Canyon County, Idaho to be included as formerly in the following calls;

Thence leaving said westerly boundary and along the southerly boundary of said parcel S 88°28'55" E (formerly S 89°11'04" E) a distance of 144.57 feet to a 5/8 inch diameter iron pin being the southeast corner of said parcel;

Thence leaving the southerly boundary continuing North along the easterly boundary of said parcel N 0°14'17" E (formerly N 0°42'20" E) a distance of 137.95 feet to a 5/8 inch diameter iron pin on the easterly boundary of said parcel;

Thence continuing along the easterly boundary of said parcel S 89°15'31" E (formerly S 89°57'40" E) a distance of 47.63 feet to a 5/8 inch diameter iron pin on the easterly boundary of said parcel;

Thence continuing along the easterly boundary of said parcel N 0°49'45" E (formerly N 00°02'50" E) a distance of 241.11 feet to a point being the northeast corner of said parcel, said point being witnessed by a

5/8 inch diameter iron pin S 0°49'45" W a distance of 25.00 feet and being THE POINT OF BEGINNING.

Parcel B:

An easement for ingress/egress being over a portion of the W ½ of Government Lot 3, in the NW ¼ of Section 5, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at 5/8 inch iron pin monument marking the NE corner of the NW ¼ of said Section 5, from which an Aluminum Cap monument marking the NW corner of said NW ¼ bears N 89°17'58" W a distance of 2652.32 feet;

Thence N 89°17'58" W along the Northerly boundary of said NW ¼ a distance of 964.21 feet to a point marking the Northwest corner of Parcel B as shown on Record of Survey Instrument No. 2022-005631, records of Canyon County, Idaho;

Thence leaving said Northerly boundary and along the Westerly boundary of said Parcel B S 0°41'35" W a distance of 25.00 feet to a point on the Southerly right-of-way of W. Ustick Road, and the POINT OF BEGINNING;

Thence along said Southerly right-of-way S 89°17'58" E a distance of 85.18 feet to a point;

Thence leaving said Southerly right-of-way a distance of 36.90 feet along the arc of a 45.00 foot radius non-tangent curve left, said curve having a central angle of 46°58'35" and a long chord bearing S 26°15'15" W a distance of 35.87 feet to a point;

Thence S 2°45'57" W a distance of 24.61 feet to a point of curvature;

Thence a distance of 126.30 feet along the arc of a 260.00 foot radius curve right, said curve having a central angle of 27°49'54" and a long chord bearing S 16°40'54" W a distance of 125.06 feet to a point;

Thence S 30°35'51" W a distance of 68.93 feet to a point on said Westerly boundary of Parcel B;

Thence along said Westerly boundary N 0°41'35" E a distance of 236.93 feet to the POINT OF BEGINNING.

ACCOMMODATION

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

QUITCLAIM DEED

FOR VALUE RECEIVED, Jody J. Hurst and Petra A. Hurst, As Trustees of The Jody and Petra Hurst
Family Trust u/t/a dated September 25, 2013 does hereby convey, release, remise and forever quit claim
unto Hurst Real Estate Holdings, LLC, an Idaho Limited Liability Company whose current address is:

the following described premises:

See attached Exhibit "A"

The Real Property is located in Canyon County, State of Idaho. The Real Property or its address is
commonly known as 4663 Ustick Road, Nampa, Idaho 83687.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: April 25, 2022

Jody and Petra Hurst Family Trust dated September 25, 2013

By:

Jody J. Hurst, Trustee

By:

Petra A. Hurst, Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on 5/13/22 by Jody J. Hurst and Petra A. Hurst,
Trustees of The Jody and Petra Hurst Family Trust dated September 25, 2013.

Signature of notary public

Commission Expires:

Residing in: Caldwell, ID

Commission Expires: 04/02/2028

2022-025489

RECORDED

05/13/2022 11:58 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 PBRIDGES

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
STATE OF IDAHO

ACCOMMODATION

ELECTRONICALLY RECORDED - DO NOT
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By:

Petra A. Hurst, Trustee

State of Idaho, County of Canyon

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Signature of notary public

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MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
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PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



1.

- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)

2.

- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

3.

- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES

4.

- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING

5.

- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)

6.

- STAFF REPORT PREPARATION

7.

- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)

8.

- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)

9.

- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC

10.

- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)

11.

- REQUEST FOR RECONSIDERATION

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$950 non-refundable fee, \$600 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 75893

Date: 8/22/2022

Date Created: 8/22/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: South Landscape Architecture, P.C.

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2022-0040	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7891	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00